FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$101,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 24, 2012.** Notary Public MY COMMISSION EXPIRES: 10. 5. 2015 (AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/31/12 11:43 3 pgs
Fees:18.00 Taxes:373.70
20120831-0078943

WARRANTY DEED

This Instrument Prepared By ~~and Return To~~:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**12-0330**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John David Rion II	First Community Mtg	**074-16-0-013.00**
(NAME) **5003 Bonnameade Dr**	(NAME) 375 Robert Rose Dr.	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Graham Smith,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John David Rion, an unmarried individual,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 471 on the Plan of Hermitage Hills, Section Five, as of record in Book 3300, Pages 1 and 2, Register's Office for said County.

Said Lot No. 471 fronts 80 feet on the southerly side of Bonnameade Drive, and extends back 125 feet on the westerly line and 155 feet on the easterly line, to a dead line which is a broken line, measuring 87.08 feet thereon.

Being the same property conveyed to Graham Smith by Quitclaim Deed from Jeffrey M. Weisman, recorded February 3, 2006 in Instrument No. 20060203-0013392; same property being conveyed to Jeffrey M. Weisman and Graham Smith by Warranty Deed from Nancy S. Porter, recorded on December 11, 2003 in Instrument No. 20031211-0177743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5003 Bonnameade Dr, Hermitage, TN 37076**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **24th** day of **August, 2012.**

Graham Smith

Graham Smith by Pat Boyer Attorney in fact

By: Pat Boyer, As Attorney In Fact

STATE OF **TENNESSEE**
COUNTY OF **Wilson**

Before me, the undersigned Notary, in and for said county and state, personally appeared **Pat Boyer**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Graham Smith,** and who acknowledged that he/she executed the same as the free act and deed of the said Graham Smith, by virtue of a Power of Attorney, duly executed and appearing of record in Book_____, page_____said Register's Office.

20120831-0078942

Witness my hand and official seal on this the **24th** day of **August, 2012.**

NOTARY PUBLIC

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return To:

Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.